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TO LET

Contemporary office to let on Whiteladies Road

**FIRST FLOOR, 141 WHITELADIES ROAD,
CLIFTON, BRISTOL, BS8 2QB**



- ATTRACTIVE SELF CONTAINED OFFICE SUITE
- APPROXIMATELY 1,000 SQ FT (92.9 SQ M)
- 2 ON SITE CAR PARKING SPACES
- PROMINENT LOCATION ON WHITELADIES ROAD

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

141 Whiteladies Road occupies a prominent location fronting directly onto Whiteladies Road in an established and sought after office location. Clifton remains a very popular commercial location offering an excellent working environment and a wide variety of quality shops, restaurants and leisure facilities within walking distance together with good access to the motorway network.

DESCRIPTION

The property comprises an attractive self-contained suite, located at first floor level, benefitting from its own kitchen and WC facilities. There are also two on site car parking spaces.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) the property has an approximate net internal floor area of 1,000 sq ft (92.9 sq m).

CAR PARKING

2 onsite car spaces are available by separate negotiation.

TENURE

The suite is offered to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed. A service charge will also be payable towards the landlord's costs in respect of building insurance, communal area cleaning, communal electricity, roof repairs and external repairs and decorations and weekly fire alarm testing etc.

RENTAL

On application.

CAR PARKING

£1,750 per annum exclusive for each car parking space.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk), the property has the following designation:-

Rateable Value: £12,250
Rates Payable (2019 / 2020): £6,014.75

interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for a small business rates relief.

ENERGY PERFORMANCE CERTIFICATE

TBC.

VAT

We have been advised that the building is not elected for VAT and therefore VAT will not be chargeable on the rent.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

For an appointment to view or for further information please contact the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

APRIL 2019

Control of Asbestos at Work Regulations 200

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos and asbestos related issues.